

Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 2644 San Marcos Avenue, APN 453-721-06

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2644 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-721-06; Legal Description: L6 BM TR1402/; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1939 in the Spanish Colonial Revival style. The house is one story with three vertical bays: projecting front facing gable roofs on the first and third bays, and a flat roof with a parapet wall on the central bay. The exterior wall material is stucco. The house features a side entry, a shed porch roof, awnings on the windows, aluminum screens, and a detached single car garage. A side gate attaches to the garage and the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,243 square feet. The total lot area is 6,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001738.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1929 Mid-City Survey Est.

1939 TRW Data Assessor

* P7. Owner and Address:

Kesler Anna L

2644 San Marcos Ave

San Diego Ca 92104-5034

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2644 San Marcos Avenue, APN 453-721-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1929 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1939 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type _____

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

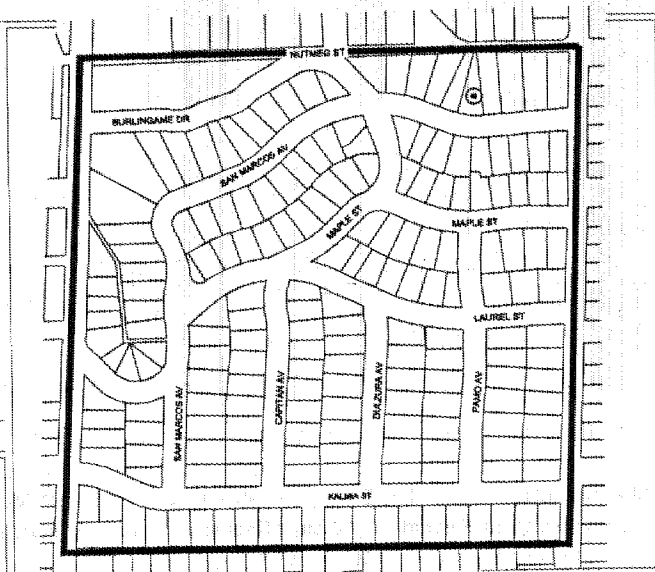
B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code SD2
Other Listings _____
Review Code _____ Reviewer _____ Date _____

PRIMARY RECORD

Page 1 of 2

* Resource Name or #: 2653 San Marcos Avenue, APN 453-722-06

P1. Other Identifier: _____

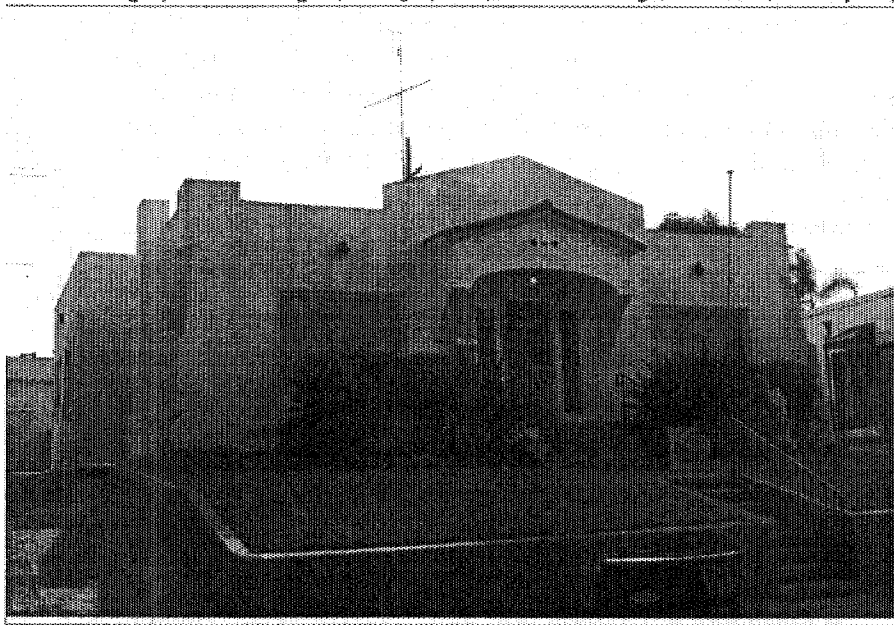
* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 2653 San Marcos Avenue City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Assessor's Parcel Number: 453-722-06; Legal Description: L6 BL TR1402/; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1928 in the Mission Revival style. The house is one story with a flat roof, stepped parapet wall with a gable-like rise in the center of the parapet and low piers at the corners, and round vents. The exterior wall material is stucco. The gable-like rise in the center of the parapet frames the projecting gable pediment supported on brackets above the entry. There is blue glazed tile detailing with diamonds and rectangles in the pediment which is similar to others in the neighborhood and to the detailing on the tapered chimney on the side of the house. The main entry has a large central door with multi-pane sidelights. Two large fixed glass windows flank the entry. At the corners of the main façade there are two angled projections which create false buttresses. The rear garage is in the same style as the house with original sliding barn style doors. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,172 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003006.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1928 TRW Data Assessor

* P7. Owner and Address:
Stapp Mildred M Revocable Interv
2653 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Diego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe) _____

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2653 San Marcos Avenue, APN 453-722-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: _____

B4. Present Use: (Sfr)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction, with effective improvements dating from [19]1950.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type _____

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

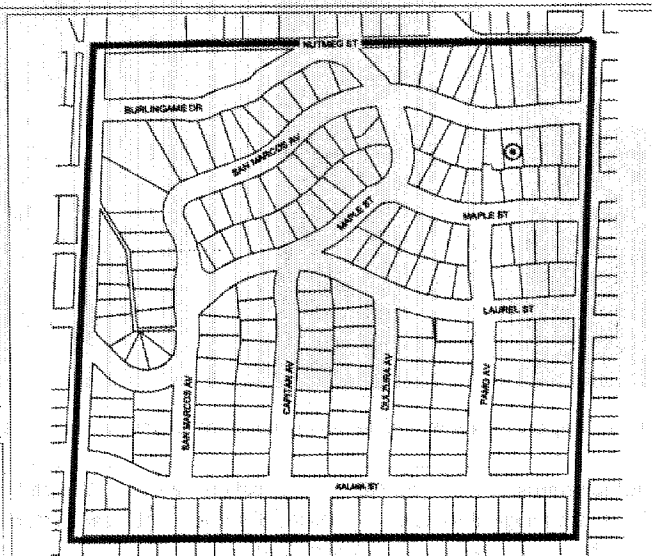
B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, JS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 2661 San Marcos Avenue, APN 453-722-07

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2661 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-722-07; Legal Description: L7 BL TR1402/; Thomas Bros. Map

Reference: 60-F5

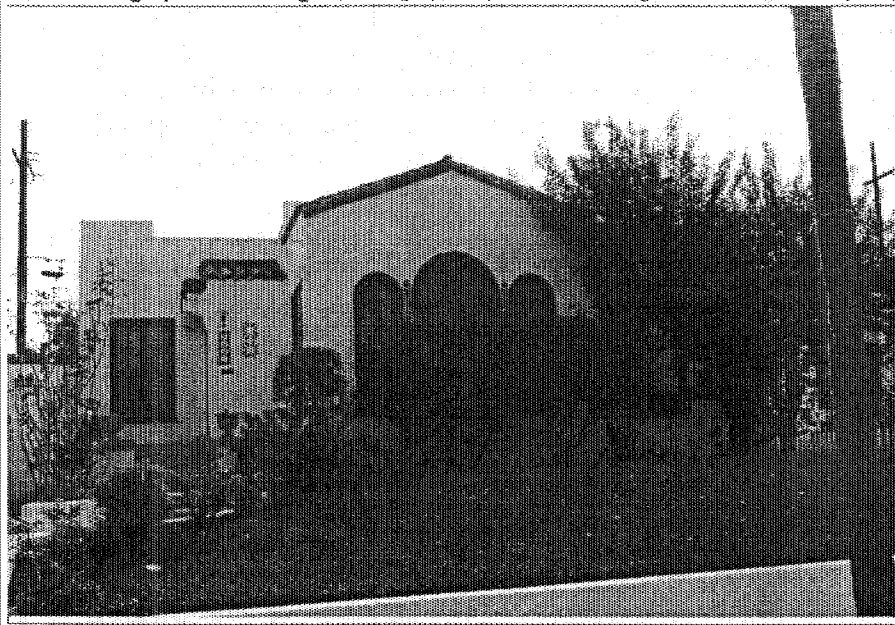
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1928 in the Spanish Colonial Revival style. The house is one story with a flat roof, stepped parapet wall, and front facing gable projection on the middle bay. The exterior wall material is stucco. Under the projecting gable there are three arched windows, the middle one slightly larger than the others and flanked by salomonic pilasters. All windows appear to be wood sash multi-light casement windows. The enclosed side porch projects from the central bay with a two layer roof, the lower of which is held by heavy stucco brackets. The side of the house has projecting rectangular side vents. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,324 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003007.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1927 Mid-City Survey Est.

1928 TRW Data Assessor

* P7. Owner and Address:

Karas Randy/Jt

2661 San Marcos Ave

San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2661 San Marcos Avenue, APN 453-722-07

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1927 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 5D2

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 2669 San Marcos Avenue, APN 453-722-08

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 2669 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-722-08; Legal Description: L8 BL TR1402/; Thomas Bros. Map

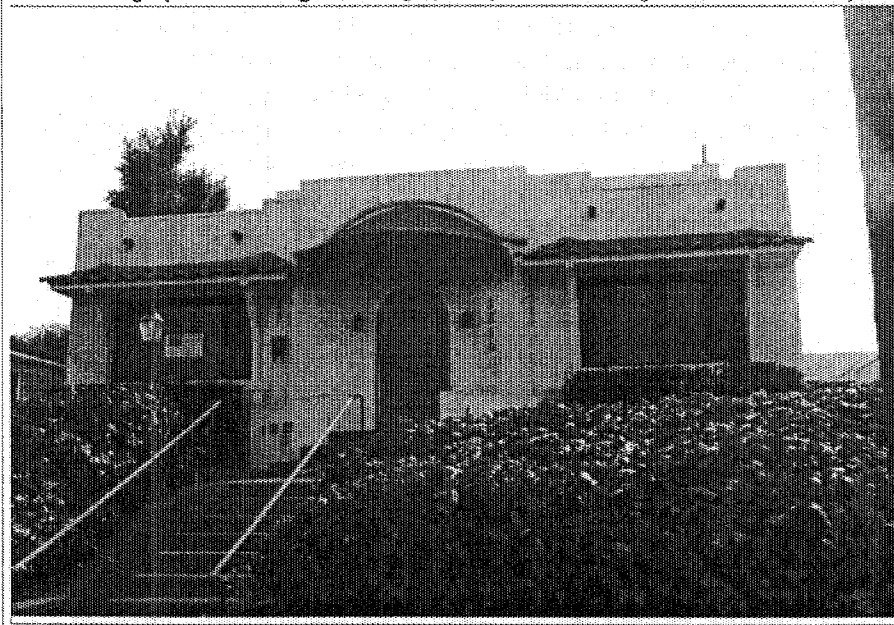
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1924 in the Mission Revival style. The house is two stories with flat roofs, parapet walls, and round vents. The exterior wall material is stucco. The second story section is toward the back of the house and is not visible from the front. The corners are punctuated by pillars. The center façade has a stepped parapet. A high relief arch frames and arch entry. A new canvas awning has been added above an arched door. The door is flanked by small windows and two large windows which were recently replaced with aluminum sliding windows. A projecting clay tile roof supported by stucco brackets covers each of the large windows. The house is approximately eight feet above sidewalk level and is accessed by scored steps. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,252 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003011.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1923 Mid-City Survey Est.

1924 TRW Data Assessor

* P7. Owner and Address:

Costello David K & Joyce B Trs

2669 San Marcos Ave

San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2669 San Marcos Avenue, APN 453-722-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF

B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

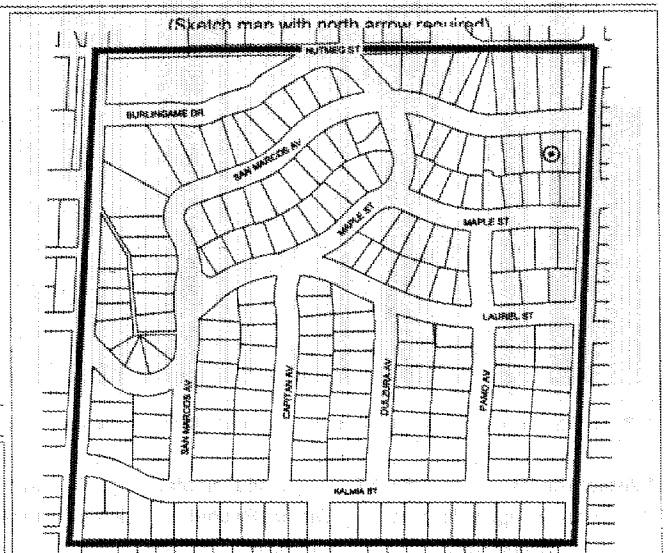
B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996 Updated 11/21/2001

(This space reserved for official comments.)



PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 2675 San Marcos Avenue, APN 453-722-09

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____

c. Address 2675 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app

Assessor's Parcel Number: 453-722-09; Legal Description: L9 BL TR1402/; Thomas Bros. Map

Reference: 60-F5

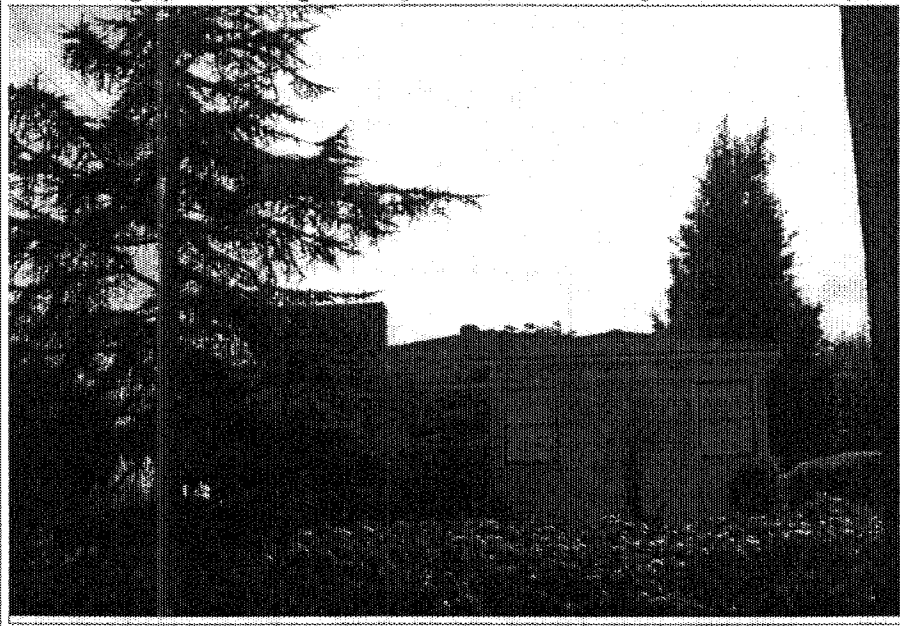
* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1952 in the Ranch style. The house is one story corner lot with a medium-pitch hipped roof, composite shingles, and side chimney. The exterior wall materials are a stucco base with large horizontal wood siding. There are metal roof vents inserted under the small roof projection. The house has a small porch supported by simple iron work. Original double hung wood windows throughout. Metal awnings frame the large windows on the side of the house. It is a good example of early tract home development. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,414 square feet. The total lot area is 4,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003012.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1920'S Mid-City Survey Est.

1952 TRW Data Assessor

* P7. Owner and Address:

Kaplan Barbara J

2675 San Marcos Ave

San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

Jone Stiegler, JS Architecture

Updated 11/21/2001 by

City of San Diego Planning Staff

202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 07/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D2

* Resource Name or #: 2675 San Marcos Avenue, APN 453-722-09

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1952 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* B8. Related Features:

The house is located in the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Them Architecture

Area San Diego

Period of Significance 1912-1952

Property Type Residential SF

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 07/15/1996

Updated 11/21/2001

(This space reserved for official comments.)

